



MLS 6811768 Residential

**\$427,000**

2,610 sq ft  
4 bedrooms  
3 baths

3006 Nokomis  
Alexandria MN 56308

Status: Active

#### Description:

A home that feels like a retreat, yet close to it all. Nestled on 1.58 acres overlooking a serene pond, this beautiful 4-bedroom, 3-bath home offers a rare combination of peaceful privacy and convenient access to all that Alexandria has to offer. Just a short walk from The Lure, Zorbaz, private lake access to Lake Le Homme Dieu and only minutes from downtown Alex's shops, restaurants, and schools, this home truly brings the best of both worlds to your doorstep. Stepping inside you'll feel the warm and thoughtful details of this home. The main-floor kitchen has been thoughtfully remodeled, blending modern updates with timeless character. Enjoy a beautiful dining room and a spacious living area anchored by a cozy wood-burning fireplace, perfect for gatherings or quiet evenings. The master bedroom is a personal retreat, featuring its own private maintenance-free deck overlooking the pond, ideal for morning coffee or sunsets that never get old. Two additional spacious bedrooms and bathroom complete the main level. The walkout lower level offers exceptional versatility with a family room, second full-size kitchen, bedroom and bathroom, perfect for guests, extended family, or multi-generational living. This level also has a unique history, once serving as the "Outback Preschool," a licensed childcare center for twelve years. The space was later remodeled into a warm and self-contained family room or guest suite. The lower level has even been licensed as a rental unit, offering potential for additional income or a self-contained apartment setup. Outside, enjoy the peaceful pond, mature trees, fenced in garden and open space hosting frequent views of wildlife. Recent notable updates include a new furnace, new water softener, rebuilt and recapped chimney, updated kitchen with custom cabinets, tile flooring, upgraded lighting/wiring, new LP SmartSiding with window upgrades. A large stand-alone woodworking shop can be tailored to support any hobby, craft, or serve as extensive storage space. Homes with this combination of acreage, water views, and proximity to Alexandria amenities are truly rarely available. This isn't just a house: it's a place to slow down, make memories, and truly feel at home!

#### Additional Details:

|                        |                |
|------------------------|----------------|
| Year Built             | 1987           |
| Lot Acres              | 1.58           |
| Lot Dimensions         | 253x410x99x440 |
| Garage Stalls          | 2              |
| School District        | 206            |
| Taxes                  | \$3,124        |
| Taxes with Assessments | \$3,254        |

1 Listed By: 2025  
Counselor Realty Inc of Alex

#### Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (SM) program, allowing us to display other broker's listings on our Website. All properties are subject to prior sale, change or withdrawal.

Basement: Block, Drain Tiled, Egress Window(s) Finished, Full Concrete, Sump Ejector, Walkup Pump, Walkout, Fuel: Natural Gas, Wood Garage: oning: Central Air

#### Driving Directions:

North on Nokomis. 4th house on the left past Zorbaz and the Lure.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)

MLS

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470





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